

STANDARD PLAT NOTES

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways

traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

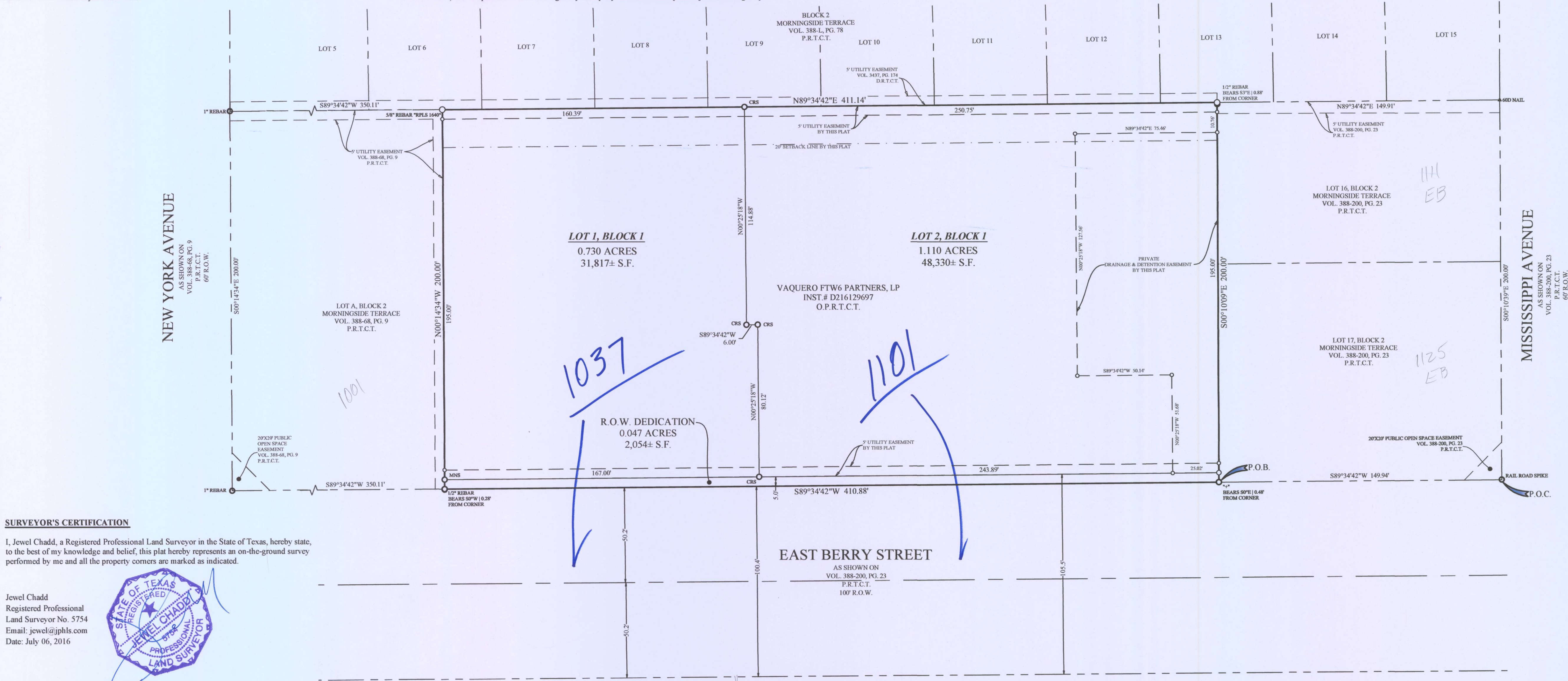
Parkway Permit

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

P.R.V.'s Required

Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

Development Yield	Gross Site Area (Acreage): 1.887 Ac.	Total Number of Lots: 2
Residential Lots: Number 0	Total Number of Dwelling Units: 0	
Acreage: Single Family Detached 0	Single Family Attached 0	Two Family 0
Non-Residential Lots: Number 0		Multifamily 0
Acreage: Commercial Lots 1.84 Ac.	Industrial Lots 0	Open Space Lots 0
	Right of Way 2,054 Sq Ft.	



SURVEYOR'S CERTIFICATION

I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Email: jewel@jphls.com
Date: July 06, 2016

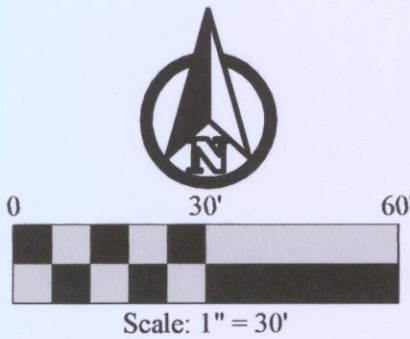


OWNER:
Vaquero FTW6 Partners, LP
3211 West 4th Street
Fort Worth, Texas 76107
Phone: (979) 229-4346
Fax: (817) 984-8373

DEVELOPER:
Vaquero Ventures
3211 West 4th Street
Fort Worth, Texas 76107
Phone: (979) 229-4346
Fax: (817) 984-8373

ENGINEER:
Triangle Engineering
1333 McDermott Drive, Suite 200
Allen, Texas 75013
Phone: (214) 609-9271
Fax: (469) 359-6709

JPH Job No.
2015.022.021 1021 E. Berry St., Fort Worth, Tarrant Co., TX - PLAT.dwg
© 2016 JPH Land Surveying, Inc. - All Rights Reserved
807 Bluebonnet Drive, Suite C Keller, Texas 76248
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene



FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0305K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

LEGEND OF ABBREVIATIONS

US.Sy.Ft. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
POB Point of Beginning
POC Point of Commencing
TYP. Typical

MONUMENTS / DATUMS / BEARING BASIS

CRS= 1/2" rebar stamped "JPH Land Surveying" set
MNS= Mag nail & washer stamped "JPH Land Surveying" set
O Monuments are found if not marked MNS or CRS.
Coordinate values, if shown, are US.Sy.Ft./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,NCZ)
"1" "1" cut in concrete found

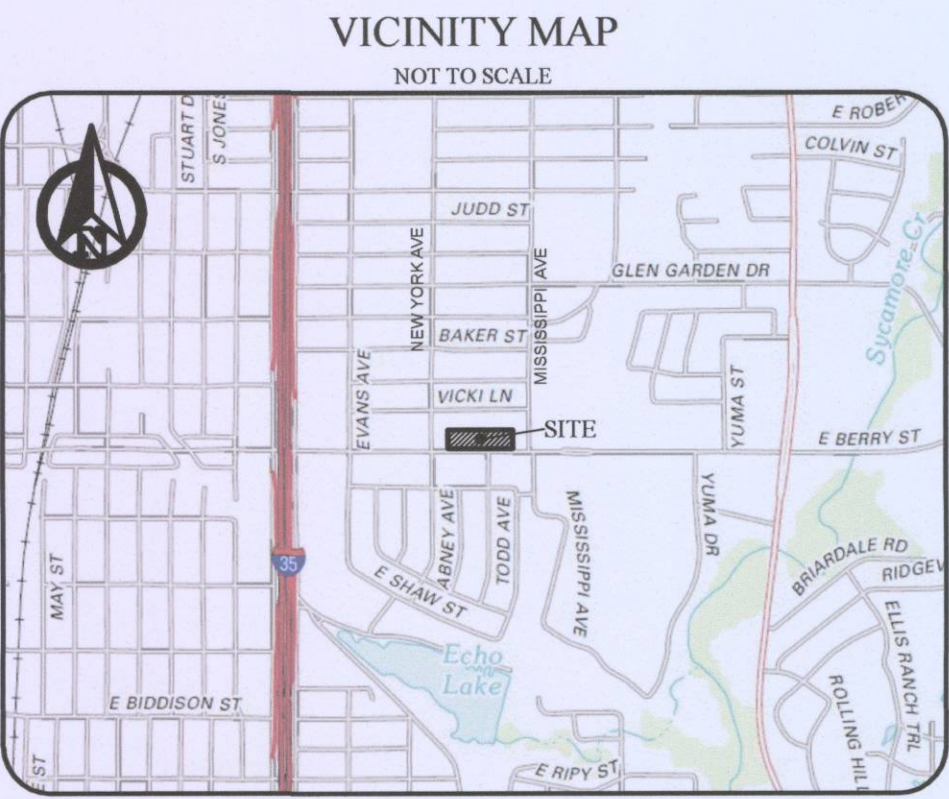


City Plan Commission
City of Fort Worth, Texas
This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 7/15/2016

By: *Donald R. B. [Signature]* (Chairman)

By: *Donna [Signature]* (Secretary)



FS15-279
Case No. FS-15-279

Final Plat
of
SOUTHEAST FORT WORTH ADDITION
LOTS 1 & 2, BLOCK 1
1.887 ACRES
82,202 SQUARE FEET
SITUATED IN THE
GEORGE W. HARTZOG SURVEY
ABSTRACT NO. 697
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Instrument Number **D216158835** Date **07/18/16**

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Vaquero FTW6 Partners, LP is the owner of that certain tract situated in the George W. Hartzog Survey, Abstract Number 697, City of Fort Worth, Tarrant County, Texas, said tract being the same tract described in the deed to said Vaquero FTW6 Partners, LP, recorded under Instrument Number D216129697 of the Official Public Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

Commencing at a rail road spike found at the southeast corner of Lot 17, Block 2, Morningside Terrace, recorded in Volume 388-200, Page 23 of the Plat Records of Tarrant County, Texas (being the intersection of the north right of way of East Berry Street (100-foot right of way) and the west right of way Mississippi Avenue (60-foot right of way) as shown on the plat recorded in Volume 388-200, Page 23 of the Plat Records of Tarrant County, Texas);

THENCE SOUTH 89 Degrees 34 Minutes 42 Seconds WEST, with the south line of the said Lot 17, a distance of 149.94 feet to the southeast corner of the tract described in the deed to Vaquero FTW6 Partners, LP, recorded under Instrument Number D216129697 of the Official Public Records of Tarrant County, Texas, and being the *Point of Beginning*, from which a found "+" cut in concrete bears SOUTH 00 Degrees EAST, a distance of 0.48 feet;

THENCE with the perimeter of the said Vaquero FTW6 Partners, LP tract, the following calls:

1. SOUTH 89 Degrees 34 Minutes 42 Seconds WEST, a distance of 410.88 to the southwest corner of the Vaquero FTW6 Partners, LP tract, from which a found 1/2 inch rebar bears SOUTH 00 Degrees WEST, a distance of 0.28 feet, from said southwest corner a 1 inch rebar found at the southwest corner of Lot A, Block 2, Morningside Terrace recorded in Volume 388-68, Page 9 of the Plat Records of Tarrant County, Texas, bears SOUTH 89 Degrees 34 Minutes 42 Seconds WEST, a distance of 350.11 feet;
2. NORTH 00 Degrees 14 Minutes 34 Seconds WEST, a distance of 200.00 feet to a 5/8 inch capped rebar stamped "RPLS 1640" found at the northwest corner of the Vaquero FTW6 Partners, LP tract, from which a 1 inch rebar found at the northwest corner of said Lot A, bears SOUTH 89 Degrees 34 Minutes 42 Seconds WEST, a distance of 350.11 feet;
3. NORTH 89 Degrees 34 Minutes 42 Seconds EAST, a distance of 411.14 feet to the northeast corner of the Vaquero FTW6 Partners, LP, tract, from which 1/2 inch rebar bears SOUTH 03 Degrees EAST, a distance of 0.88 feet, from said northeast corner of the Vaquero FTW6 Partners, LP tract, a 60D nail found at the northeast corner of Lot 16, Block 2, Morningside Terrace recorded in Volume 388-200, Page 23 of the Plat Records of Tarrant County, Texas, bears NORTH 89 Degrees 34 Minutes 42 Seconds EAST, a distance of 149.91 feet;
4. SOUTH 00 Degrees 10 Minutes 09 Seconds EAST, with the east line of the Vaquero FTW6 Partners, LP tract, a distance of 200.00 feet returning to the *Point of Beginning* and enclosing 1.887 acres (± 82,202 square feet).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Vaquero FTW6 Partners, LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as *Southeast Fort Worth Addition, Lots 1 & 2, Block 1*, an addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

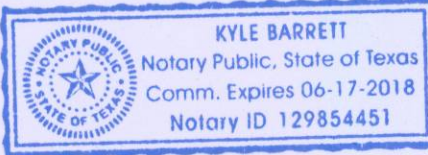
By: *W.A. [Signature]* 7-7-16 *W.A. Longbreth Mayor of Grand Prairie*
Vaquero FTW6 Partners, LP Date Print Name/Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared *W.A. Longbreth* of Vaquero FTW6 Partners, LP, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that they executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF July, 2016.

Kyle Barrett
Notary Public, State of Texas



SURVEYOR'S NOTES:

1. This survey was performed with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, Commitment Number 1003-153870-RTT and GF Number 1003-153870-RTT effective June 04, 2015 and issued July 01, 2015. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
2. The subject tract is zoned "E" - Neighborhood Commercial.
3. Easements shown within the bounds of this plat without recording information are hereby dedicated by this plat.

